

Hidden Meadows

Overview

Hidden Meadows is a semi-rural residential community located east of Interstate 15 and north of the City of Escondido. Balancing the community's desire for goods and services with maintaining the rural view shed along the Interstate 15 corridor and the entrance to their community was the focus of commercial and industrial planning efforts. Staff and the Hidden Meadows sponsor group recommend a mix of office professional, neighborhood commercial, and general commercial at the Mountain Meadow Road/Interstate 15 interchange. Recommendations also include designating the Interstate 15/Mountain Meadow Road interchange as the Hidden Meadows Gateway, which would include more stringent, community-specific design guidelines.

Key Issues

Balance the community's desire for some additional goods and services, with maintaining the rural / semi-rural atmosphere of the community.

Sponsor Group Direction

- Create specialized zoning for the Interstate 15/Mountain Meadow Road interchange and stringent design criteria to be included in the Hidden Meadows community plan
- Designate two properties (approximately 4 acres) as (C-1) General Commercial because these parcels are immediately adjacent to Interstate 15, the properties have (13) General Commercial under the existing General Plan, and this designation is consistent with the property owners' request
- Designate approximately 31 acres as Neighborhood Commercial along the Interstate 15/Mountain Meadow Road intersection to meet retail needs of local area residents and to reflect commercial interests of individual property owners
- Designate 55 acres of office professional on large parcels that are appropriate for office professional services and which serve to buffer commercial uses from residential lands

**Additional Staff Analysis/
Recommendations**

Staff supports the Sponsor Group direction with the exception of two properties located within sub-area 3b, totaling 25 acres. Staff recommends maintaining a residential, (as opposed to an Office Professional), general plan designation on these two properties because of the Office Professional surplus identified in the ERA report which was noted by the Planning Commission on March 4, 2005. Staff recommends designating only 30 acres of land as office professional land this plan cycle.

**Planning Commission
Recommendations**

The Planning Commission concurs with staff's recommendations.

ERA Needs Analysis
(all numbers in gross acres)

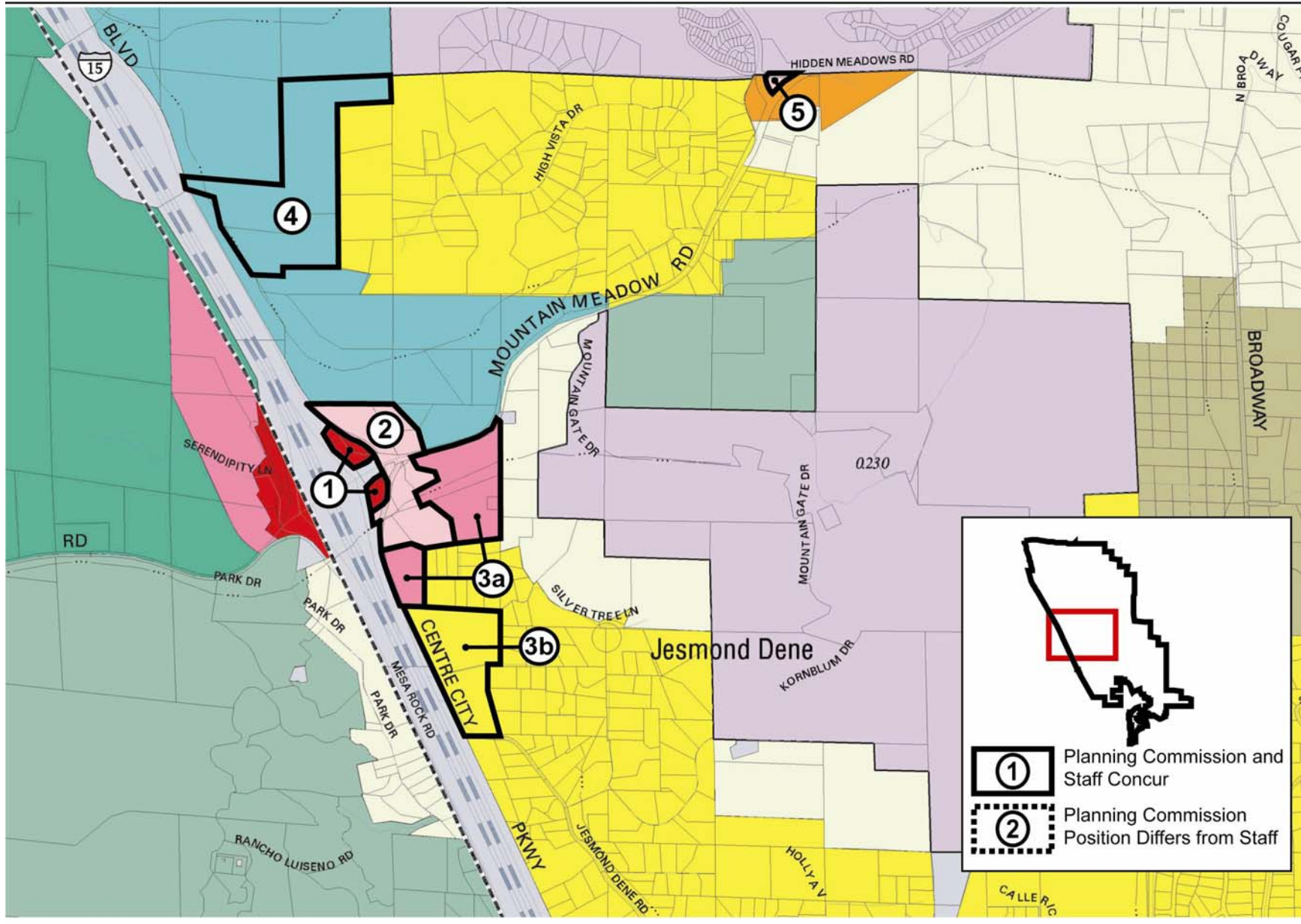
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	25	105	80	81	56
Industrial ¹	96	137	41	52	(44)
Office ¹	30	9	(21)	90	60

¹ Industrial and Office numbers are for the entire North County Metro subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Hidden Meadows (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<u>Staff</u> (C-1) General Commercial <u>Planning Commission</u> Concur with staff	(C-1) General Commercial	(C-1) General Commercial (Grimm)	<i>Total Area:</i> Approx. 4 acres <i>Current Use:</i> Undeveloped and outdoor retail sales <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Located at the intersection of Mountain Meadow Road and Interstate 15 • Recognize existing uses • Existing parcels are compact in configuration and discourage strip development • Staff supports the Sponsor Group recommendation
2	<u>Staff</u> (C-3) Neighborhood Commercial <u>Planning Commission</u> Concur with staff	(C-3) Neighborhood Commercial	(C-1) General Commercial (Grimm; Crowley; Maune) (C-4) Rural Commercial (Baber)	<i>Total Area:</i> Approx. 30 acres <i>Current Use:</i> Single family residential and undeveloped <i>Existing GP:</i> (26) Visitor Serving Commercial (1) Residential (18) Multiple Rural Use	<ul style="list-style-type: none"> • Extent and scale of proposed neighborhood commercial is consistent with the projected need and the character of the community • Located along Mountain Meadow Road with direct access to Interstate 15 • Helps balance the 22-acre retail commercial deficit identified for Hidden Meadows in the ERA report • Helps address 176 acres of planned office professional surplus (July 2004 Map) in North County Metro as identified in the ERA report • Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
3a	<p>Staff (C-2) Office Professional</p> <p>Planning Commission Concur with staff</p>	(C-2) Office Professional	(C-1) General Commercial (Crowley)	<p><i>Total Area:</i> Approx. 28 acres</p> <p><i>Current Use:</i> Undeveloped and Various</p> <p><i>Existing GP:</i> (1) Residential (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> Staff supports the Sponsor Group recommendation Serves as a transition between proposed neighborhood commercial and semi-rural residential
3b	<p>Staff (SR-1) Residential</p> <p>Planning Commission Concur with staff</p>	(C-2) Office Professional (Vote taken by CSG prior to the Planning Commissions directive on March 4, 2005 to re-examine Office Professional surplus).	(C-1) General Commercial (Crowley)	<p><i>Total Area:</i> Approx. 27 acres</p> <p><i>Current Use:</i> Driving range and nursery.</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> Staff and the Hidden Meadows sponsor group originally recommended this area to be Office Professional. Staff modified this recommendation based on the Planning Commissions directive to re-examine the surplus of Office Professional lands in the Hidden Meadows community. Staff recommends maintaining the existing General Plan designation of 1du/acre in this area because: <ol style="list-style-type: none"> (1) It helps address the Office Professional surplus identified in the ERA study. (2) It is more consistent with staffs' recommendations in other communities located along the Interstate-15 Corridor (3) It will allow the two existing uses to continue

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4	<u>Staff</u> (RL-20) Rural Lands <u>Planning Commission</u> Concur with staff	(RL-20) Rural Lands	(C-2) Office Professional or (C-1) General Commercial (Choe)	<i>Total Area:</i> Approx. 58 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (1) Residential (18) Multiple Rural Use	<ul style="list-style-type: none"> • Staff supports the Sponsor Group recommendation • Very rugged terrain, majority of the parcel has over 25% slope • Appears to lack access to a flat/buildable area • Rural lands designation is consistent with surrounding areas and community character • Contains natural upland habitats within proposed MSCP Pre-Approved Mitigation Area
5	<u>Staff</u> (C-3) Neighborhood Commercial <u>Planning Commission</u> Concur with staff	(C-3) Neighborhood Commercial	(C-3) Neighborhood Commercial (Steinbeck)	<i>Total Area:</i> 0.91 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (6) Residential	<ul style="list-style-type: none"> • Compatible with commercial uses directly north to the property • Compatible with community character • Staff supports Sponsor Group recommendation